

**CITY OF SAN DIEGO
HISTORICAL RESOURCES BOARD
MINUTES OF THE MEETING OF DECEMBER 4, 2014
202 C STREET, CITY ADMINISTRATION BUILDING
COUNCIL COMMITTEE ROOM, 12th FLOOR
SAN DIEGO, CA 92101**

CHRONOLOGY OF THE MEETING

The meeting was called to order by Chair Lemmo at 1:05PM

Chairperson	John Lemmo	Present
Vice Chairperson	Gail Garbini	Present
2 nd Vice Chairperson	Linda Marrone	Present
Boardmember	Michael Baksh	Present
Boardmember	Priscilla Berge	Present
Boardmember	Maria Curry	Absent
Boardmember	Tom Larimer	Present
Boardmember	Evelya Rivera	Present <i>arrived @ 1:06PM</i>
Boardmember	Abel Silvas	Present <i>arrived @ 1:06PM</i>
Boardmember	Ann Woods	Present

Staff to the Board in Attendance

Shannon Anthony, Board Secretary
Cathy Winterrowd, Deputy Director
Kelley Stanco, Senior Planner
Jodie Brown, Senior Planner
Camille Pekarek, Associate Planner

Legal Counsel in Attendance: Corrine Neuffer, Deputy City Attorney

ITEM 1 - APPROVAL OF MINUTES for October 23, 2014

BOARD ACTION:

MOTION BY CHAIR LEMMO TO APPROVE THE MINUTES FOR OCTOBER 23, 2014 AS WRITTEN

Seconded by Boardmember Berge`

Vote: 8-0-1
(Garbini)

Motion Passes

ITEM 2 - PUBLIC COMMENT

None

ITEM 3 - ADMINISTRATIVE ITEMS

A. BOARD ADMINISTRATIVE MATTERS AND GENERAL INFORMATION

- **ABSENCES**

None

- **OTHER GENERAL INFORMATION**

- ✓ Corrected Draft Resolution for Item 8
- ✓ 2015 Hearing Dates Memo
- ✓ Historic Resource Designation Nomination Process Handout
- ✓ HRB Criteria Guidelines
- ✓ Motion and Findings Form for Historical Designation Motion and Findings Form for Historical Designation

- **GENERAL BOARD MEMBER COMMENTS**

None

B. CONFLICT OF INTEREST DECLARATIONS

- **CONFLICTS OF INTEREST**

None

- **EX PARTE COMMUNICATIONS**

None

- **FAILURE TO VISIT DESIGNATION SITES (INCLUDING INTERIORS/PROPOSED FOR DESIGNATION)/INVOCATION OF WAIVER**

None

C. STAFF REPORT

- Item #5, the Gaslamp Quarter Development Permit for 743 5th Avenue/744 6th Avenue is being withdrawn today due to a material distribution error. The item will be redocketed for January, so please hold on to your materials.
- We have filled a new Associate Planner position that was added to the FY15 budget back in June. Joseph Castro has been selected for the position and will be starting on Monday. We will tell you more about Joseph's background and experience when we can formally introduce him at a future hearing.
- While we are very happy to announce a new addition to our staff, I must unfortunately also announce a departure. After 28 years of work in planning, environmental review and resource management, including a total of 21 years of service to the City of San Diego, our Deputy Director Cathy Winterrowd is retiring, effective today. I have had the pleasure of working with Cathy for the past 9 years, since her return to City, and have watched her ascent from Senior Planner to Principal Planner, to Assistant Deputy Director and finally Deputy Director. Along the way she has worked to elevate every program and discipline she has worked with – land development and environmental review, park planning, MSCP, and of course – historic resources. She will be dearly missed professionally and personally, and we wish her all the best in her new adventures! Our Board Chair would like to add a few words as well...

- **REQUESTS FOR CONTINUANCES**

None

ITEM 4 - REQUESTS FOR ITEMS TO BE PLACED ON CONSENT AGENDA

ITEM 7 – 341-343 13th STREET (HRB 728 - MEXICAN PRESBYTERIAN CHURCH) –
DOWNTOWN PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT
NO. 2014-30

ITEM 8 – JUNE MAGEE/RICHARD R.P. SHIELDS AND SON HOUSE

ITEM 9 – NANCY JOHNSON AND RICHARD CARTER/MARTIN V. MELHORN

ITEM 10 – HILTON AND LOUISE RICHARDSON HOUSE

ITEM 11 –ROBERT AND VIRGINIA CLEATOR/DELL W. HARRIS HOUSE

ITEM 12 – GUSTAF AND IDA ANDERSON SPEC HOUSE #1

ITEM 13 – ANTONIO AND ESTELA MARTINEZ HOUSE

ITEM 14 – LAWRENCE AND MARY OLIVER/FRANK HOPE, SR. HOUSE

ITEM 15 – WILLIAM AND WILMA GARTH/EDGAR ULLRICH HOUSE

BOARD ACTION:

**MOTION BY CHAIR LEMMO TO APPROVE ITEMS 7, 8, 9, 10, 12, 13, 14 AND 15 ON THE
CONSENT AGENDA PER STAFF’S RECOMMENDATION**

Seconded by Boardmember Marrone

Vote: 9-0-0

Motion Passes

**MOTION BY CHAIR LEMMO TO APPROVE ITEM 11 ON THE CONSENT AGENDA PER
STAFF’S RECOMMENDATION**

Seconded by Boardmember Larimer

Vote: 8-1-0

Motion Passes

(Rivera)

ACTION ITEMS

**ITEM 5 –743 5th AVENUE / 744 6th AVENUE (HRB #127-075 – GASLAMP GALLERIA BUILDING) –
PLANNED DEVELOPMENT PERMIT/GASLAMP QUARTER DEVELOPMENT
PERMIT/CONDITIONAL USE PERMIT/ NEIGHBORHOOD USE PERMIT NO. 2013-35**

Applicant: Briad Group, LLC

Owner: Majestic Empire Holdings LLC

Location: 743 5th Avenue/744 6th Avenue, 92101, Downtown Community, Council District 3 (1289 3-A)

Description: Consider recommending Planning Commission approval of the permits related to the historical aspects of the Project.

Today’s Action: Recommend to the Planning Commission approval of Gaslamp Quarter Development Permit (GQDP) No. 2013-35 in accordance with a Process Four review or do not recommend approval.

Staff Recommendation: That the Historical Resources Board (HRB) recommends that the Planning Commission approves the Gaslamp Quarter Development Permit (GQDP) No. 2013-35

Report Number: CIVIC San Diego

ITEM WAS WITHDRAWN AND REDOCKETED TO THE JANUARY 2015 AGENDA

ITEM 6 – JOHN O’DAY COMMERCIAL BUILDING

Applicant: Beardsley Family Trust represented by Marie Burke Lia

Location: 2119 Kettner Boulevard, 92101, Downtown Community, Council District 3 (1288 1-J)

Description: Consider the designation of the property located at 2119 Kettner Boulevard as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the John O’Day Commercial Building located at 2119 Kettner Boulevard as a historical resource with a period of significance of 1927 under HRB Criterion C.

Report Number: HRB 14-067

Staff Report by Camille Pekarek

Testimony Received:

In Favor: Bruce Coons

In Opposition: Marie Lia, Kevin Wolen, Jason Kimmel, Tim Winslow, Priybh Bhakta, Jim Tanner, Rich Gustafson, Russ Haley, Angela Yon

BOARD ACTION:

MOTION BY BOARDMEMBER BERGE TO DESIGNATE ITEM 6 – JOHN O’DAY COMMERCIAL BUILDING PER STAFF’S RECOMMENDATION

Seconded by Boardmember Woods

Vote: 6-3-0

Motion Passes

(Larimer, Lemmo, Rivera)

ITEM 7 – 341-343 13th STREET (HRB 728 - MEXICAN PRESBYTERIAN CHURCH) – DOWNTOWN PLANNED DEVELOPMENT PERMIT/SITE DEVELOPMENT PERMIT NO. 2014-30

Applicant: Maple Multi-Family Land CA, LLP represented by Marie Burke Lia

Owner: Career Lofts – SDLLC

Location: 341-343 13th Street, 92101, Downtown Community, Council District 3 (1289 4-B)

Description: Review and make a recommendation to the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.

Today's Action: Recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit as presented or recommend inclusion of additional permit conditions related to designated historical resources.

Staff Recommendation: The Historical Resources Board recommend to the Planning Commission adoption of the mitigation measures and findings associated with the site development permit related to the designated historical resource (HRB Site #728—Mexican Presbyterian Church) as presented.

Report Number: HRB 14-069

ITEM PASSED ON CONSENT

ITEM 8 – JUNE MAGEE/RICHARD REQUA & R.P. SHIELDS AND SON HOUSE

Applicant: Peter M T Considine

Location: 4440 Hermosa Way, 92103, Uptown Community, Council District 3 (1268 4-H)

Description: Consider the designation of the property located at 4440 Hermosa Way as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the June Magee/Richard R.P. Shields and Son House located at 4440 Hermosa Way as a historical resource with a period of significance of 1928 under HRB Criteria C and D. The 42 square-foot bedroom addition and 30 square-foot bathroom addition shall be excluded from the designation.

Report Number: HRB 14-070

ITEM PASSED ON CONSENT

ITEM 9 – NANCY JOHNSON AND RICHARD CARTER/MARTIN V. MELHORN HOUSE

Applicant: Charles Arensman and Socorro Gonzalez represented by Legacy 106, Inc.

Location: 3916 Alameda Place, 92103, Uptown Community, Council District 3 (**1268 5-G**)

Description: Consider the designation of the property located at 3916 Alameda Place as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Nancy Johnson and Richard Carter/Martin V. Melhorn House located at 3916 Alameda Place as a historical resource with a period of significance of 1914 under HRB Criteria B, C and D.

Report Number: HRB 14-071

ITEM PASSED ON CONSENT

ITEM 10 – HILTON AND LOUISE RICHARDSON HOUSE

Applicant: James and Jessica Kosanovich represented by Legacy 106, Inc.

Location: 3036 Dale Street, 92104, Greater North Park Community, Council District 3 (**1269 7-E**)

Description: Consider the designation of the property located at 3036 Dale Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Hilton and Louise Richardson House located at 3036 Dale Street as a historical resource with a period of significance of 1923 under HRB Criterion C.

Report Number: HRB 14-072

ITEM PASSED ON CONSENT

ITEM 11 – ROBERT AND VIRGINIA CLEATOR/DELL W. HARRIS HOUSE

Applicant: Susanna Starcevic represented by Legacy 106, Inc.

Location: 1415 28th Street, 92102, Greater Golden Hill Community, Council District 3 (**1289 2-D**)

Description: Consider the designation of the property located at 1415 28th Street as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Robert and Virginia Cleator/Dell W. Harris House located at 1415 28th Street as a historical resource with a period of significance of 1914 under HRB Criteria C and D. An interior element included the designation is the original inglenook with tile fireplace surround and hearth, and decorative grapevine relief accent tile matching that used on the porch. The designation excludes the 1985 rear detached garage.

Report Number: HRB 14-073

ITEM PASSED ON CONSENT

ITEM 12 – GUSTAF AND IDA ANDERSON SPEC HOUSE #1

Applicant: Dede Bodnar and Coral Bodnar represented by IS Architecture

Location: 4929 Westminster Terrace, 92116, Kensington-Talmadge Community, Council District 9 (**1269 2-G**)

Description: Consider the designation of the property located at 4929 Westminster Terrace as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Gustaf and Ida Anderson Spec House #1 located at 4929 Westminster Terrace as a historical resource with a period of significance of 1929 under HRB Criterion C.

Report Number: HRB 14-074

ITEM PASSED ON CONSENT

ITEM 13 – ANTONIO AND ESTELA MARTINEZ HOUSE

Applicant: Donohue-Hill Trust represented by Scott A. Moomjian

Location: 1051 Myrtle Way, 92103, Uptown Community, Council District 3 (**1269 6-B**)

Description: Consider the designation of the property located at 1051 Myrtle Way as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Antonio and Estela Martinez House located at 1051 Myrtle Way as a historical resource with a period of significance of 1930 under HRB Criterion C.

Report Number: HRB 14-075

ITEM PASSED ON CONSENT

ITEM 14 – LAWRENCE AND MARY OLIVER/FRANK HOPE, SR. HOUSE

Applicant: Robert Adams Trust and William Bocken Trust represented by Scott A. Moomjian

Location: 815 Armada Terrace, 92106, Peninsula Community, Council District 2 (**1288 3-A**)

Description: Consider the designation of the property located at 815 Armada Terrace as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the Lawrence and Mary Oliver/Frank Hope, Sr. House located at 815 Armada Terrace as a historical resource with a period of significance of 1935 under HRB Criteria C and D. The designation includes the mature Hollywood Juniper (*Juniperus chinensis*) located adjacent to the driveway entrance at the northwest corner of the property.

Report Number: HRB 14-076

ITEM PASSED ON CONSENT

ITEM 15 – WILLIAM AND WILMA GARTH/EDGAR ULLRICH HOUSE

Applicant: Thomas O Daniel Living Trust represented by Marie Burke Lia

Location: 1825 Castellana Road, 92037, La Jolla Community, Council District 1 (**1227 6-G**)

Description: Consider the designation of the property located at 1825 Castellana Road as a historical resource.

Today's Action: Designate the property as a historical resource under adopted designation criteria, or do not designate.

Staff Recommendation: Designate the William and Wilma Garth/Edgar Ullrich House located at 1825 Castellana Road as a historical resource with a period of significance of 1928 under HRB Criteria C and D. The designation includes the cobble walls and steps on-site.

Report Number: HRB 14-077

ITEM PASSED ON CONSENT

REMINDER: NEXT BOARD MEETING DATE: Thursday, January 22, 2015

LOCATION: City Administration Building
12th Floor, Council Committee Room

MEETING ADJOURNED AT 2:01PM